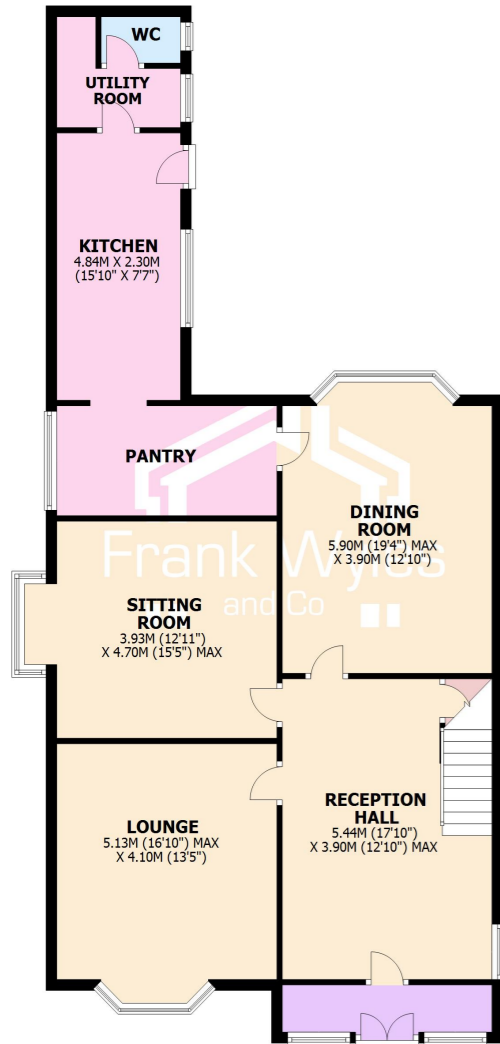
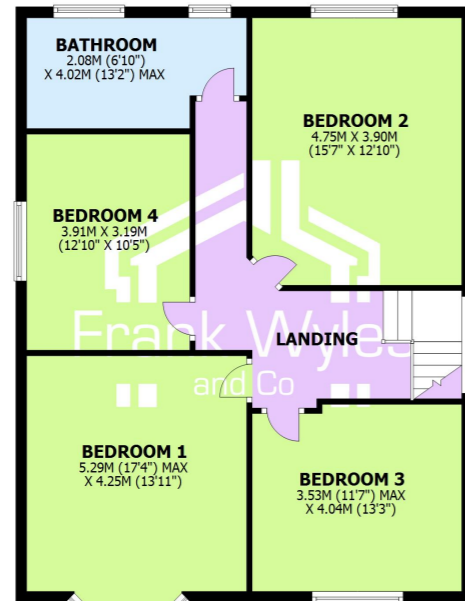


GROUND FLOOR
APPROX. 105.1 SQ. METRES (1131.8 SQ. FEET)



FIRST FLOOR
APPROX. 84.4 SQ. METRES (908.4 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	75



Lytham Office
11 Park Street, Lytham FY8 5LU
01253 731222
lytham@frankwyles.com

St. Annes Office
21 Orchard Road, St. Annes FY8 1RY
01253 713695
sales@frankwyles.com

www.frankwyles.com



**44 St Annes Road East,
Lytham St Annes FY8 1UR**

- Large Detached Family Home
- Just A Short Walk To The Square
- Presented To A High Standard
- 3 Receptions & Office / Gym
- 4 Bedrooms
- Early Viewing Highly Recommended

£499,950
Leasehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



This impressive and spacious detached character property is superbly located, just a very short walk from St. Annes Square, offering easy access to all local amenities and schools. The property exudes charm with its retained original features, while also benefiting from modern upgrades throughout.

Upon entering, the imposing reception hall welcomes you, setting the tone for the grandeur of the home. The property features three additional receptions, providing flexible living spaces for various purposes.

To the rear of the property, there is a versatile gym/office room, perfect for those looking to work from home or maintain an active lifestyle.

Upstairs, four good-sized bedrooms and a family bathroom ensure ample space for comfortable living.

Given its fantastic location, characterful features, and generous living areas, early viewing of this detached character property is highly recommended.

Tenure: Leasehold
Ground Rent: £

Council Tax: Band G



Ground Floor

Porch

Two windows to front, door to:

Reception Hall 5.44m (17'10") x 3.90m (12'10") max

Obscure double glazed window to side, radiator, fireplace with stone surround, stairs to first floor with storage cupboard under, door to:

Lounge 5.13m (16'10") max x 4.10m (13'5")

Double glazed bay window to front, radiator, TV point, picture rail, coving to ceiling, coal effect gas fire set in stone surround.

Sitting Room 4.70m (15'5") max x 3.93m (12'11")

Double glazed box window to side, picture rail.

Dining Room 5.90m (19'4") max x 3.90m (12'10")

Double glazed bay window to rear, radiator, picture rail, coal effect gas fire set in stone surround, door to:

Pantry

Double glazed window to side, radiator, space for fridge freezer, open access to:

Kitchen 4.84m (15'10") x 2.30m (7'7")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, integrated fridge and dishwasher, built-in double oven, built-in hob with extractor hood over, double glazed window to side, external door to side, door to:

Utility Room 2.30m (7'7") x 2.00m (6'7")

With worktop space, plumbing for washing machine, space for tumble dryer, obscure double glazed window to side, tiled flooring, under floor heating, door to:

WC

Obscure double glazed window to side, fitted with two piece suite comprising corner wall mounted wash hand basin with tiled splashback and WC, tiled flooring.

First Floor

Landing

Obscure double glazed window to side with coloured glass, radiator, door to:

Bedroom 1 5.29m (17'4") max x 4.25m (13'11")

Double glazed bay window to front, fitted bedroom suite with a range of wardrobes, radiator, TV point.

Bedroom 2 4.75m (15'7") x 3.90m (12'10")

Double glazed window to rear, double glazed window to side, radiator.

Bedroom 3 4.04m (13'3") x 3.53m (11'7") max

Double glazed window to front, picture rail.

Bathroom 4.02m (13'2") max x 2.08m (6'10")

Fitted with four piece suite comprising bath with hand shower attachment and mixer tap, twin vanity wash hand basin with storage under and mixer tap, shower enclosure with fitted shower, and WC, full height tiling to all walls, heated towel rail, extractor fan, two obscure double glazed windows to rear, tiled flooring.

External

Off street parking space for multiple vehicles to the front of the property. Low maintenance rear garden. Garage (5.20m (17'01") x 3.20m (10'6")) accessed via rear service road.

